



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS WORK SESSION

AGENDA DATE: January 11, 2021

SUBJECT: Absence of Water on Single Family Lots

ATTACHMENTS: None

PRESENTED BY: Matt LeCerf, Town Manager

WORK SESSION OVERVIEW:

In November, Council was provided with information regarding Redstone Hills Subdivision and the absence of dedicated water for the project. The WSSA related to this project called for 4.5 Shares of Home Supply to be dedicated and only 4 shares have been provided. The result is the need for an additional 0.5 Shares (adjudicated). Unfortunately, the market and the Home Supply general policy does not provide for the splitting of shares.

Recently an individual purchased a lot in the Redstone Hills Subdivision only to learn that water was not attached to the property and the Town would not be able to provide a building permit until such time as the 0.5 acre-feet of water was provided for the individual lot. Staff would like to have a general conversation about how to address this challenge and possibly suggestions moving forward on policy guidance. Today, permits are not issued until the full water dedication necessary is completed. While the responsibility exists ultimately with the developer who signs the WSSA, we have the potential for lots being sold to individuals who would then need to procure water.

While there are many ways to consider addressing this issue, one fairly simple option, could be the ability of the Town to sell a cash-in-lieu for individual single-family lots only which are “one-offs” at a premium. As an additional review, each request could come to Council for final consideration and approval. We recently have purchased a few shares of Home Supply Water and could consider selling a 0.5 acre-foot unit at \$50,000 - \$60,000 which is the current rate for CBT on the market. This would help us recover some of the financial outlay of the purchase of the water and allow this unique property situations to move forward.

Staff looks forward to the discussion.

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141